

August 19, 2003 CPC



## SUBSTANTIAL ACCORD REVIEW

04PD0103

Manchester-Richmond Lodge #699

Clover Hill Magisterial District  
Western Terminus of Trade Road

**REQUEST:** Confirmation of the decision of the Director of Planning that the proposed public facility meets the requirements outlined in Part 4 of the County's Substantial Accord Policy.

**PROPOSED LAND USE:**

A 199 foot communications tower and associated improvements are planned.

### **DIRECTOR'S DETERMINATION**

The Director of Planning finds the request to be in substantial accord with the provisions of the adopted Comprehensive Plan, subject to the conditions stated herein, for the following reasons:

- A. The request is in compliance with the Public Facilities Plan and with the Guidelines for Review of Substantial Accord Determination and/or Zoning Approval for Communications Tower Locations. Specifically, the Plan and "Guidelines" encourage locating such facilities so as to minimize impacts on existing and future area development.
- B. The "Guidelines" also suggests towers should be located away from existing or planned areas of residential, recreational or similar types of development.
- C. The tower site location and/or surrounding land uses mitigate the impact of the tower on high visibility areas, such as along major traffic corridors or near the intersections of major roads.

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## CONDITIONS

1. There shall be no signs permitted to identify this use. (P)
2. The base of the tower shall be enclosed by a minimum six (6) foot high fence designed to preclude trespassing. The fence shall be placed so as to provide sufficient room between the fence and the property line to accommodate evergreen plantings having an initial height and spacing to provide screening of the base of the tower and accessory ground mounted equipment or structures from adjacent properties. A detailed plan depicting this requirement shall be submitted to the Planning Department for approval in conjunction with final site plan review. (P)
3. The tower and equipment shall be designed and installed so as not to interfere with the Chesterfield County Communications System. At the time of site plan review, the owner/developer shall submit information as deemed necessary by the Chesterfield County Communications and Electronics staff to determine if an engineering study should be performed to analyze the possibility of radio frequency interference with the County system, based upon tower location and height, and upon the frequencies and effective radiated power generated by tower mounted equipment. Prior to release of a building permit the study, if required, shall be submitted to, and approved by, the Chesterfield County Communications and Electronics staff. (GS)
4. The developer shall be responsible for correcting any frequency problems which affect the Chesterfield County Communications System caused by this use. Such corrections shall be made immediately upon notification by the Chesterfield County Communications and Electronics staff. (GS)
5. The color and lighting system for the tower shall be as follows:
  - a. The tower shall be gray or another neutral color, acceptable to the Planning Department.
  - b. The tower shall not be lighted.
  - c. The tower shall be of a monopole structure. (P)
6. At such time that the tower ceases to be used for communications purposes for a period exceeding twelve (12) consecutive months, the owner/developer shall dismantle and remove the tower and all associated equipment from the property. (P)

## GENERAL INFORMATION

### Project Name:

Manchester Moose

### Location:

Western terminus of Trade Road. Tax ID 743-707-1424 (Sheet 6).

### Existing Zoning:

C-5

### Size:

1.8 acres

### Existing Land Use:

Fraternal Organization

### Adjacent Zoning and Land Use:

North and East - C-5; Fraternal organization, commercial and industrial  
South and West - C-5; Industrial

## UTILITIES

The proposed use will not necessitate a manned facility; therefore, the use of the public water and wastewater system is not required.

## ENVIRONMENTAL

If construction of the tower to include access drive disturbs more than 2,500 square feet, a land disturbance permit will be required from the Environmental Engineering Department.

## PUBLIC FACILITIES

### Fire Service:

The Midlothian Fire Station, Company Number 5, and Forest View Volunteer Rescue Squad currently provide fire protection and emergency medical service (EMS). This request will not impact fire and EMS service.

### Transportation:

The proposed development (monopole communications tower) on the property will have a minimal impact on the existing transportation network.

### COUNTY COMMUNICATIONS

The Zoning Ordinance requires that any structure over eighty (80) feet in height be reviewed by the County's Public Safety Review Team for potential detrimental impacts the structure could have on the County's Radio Communications System microwave paths. This determination must be made prior to erection of the proposed communications tower.

A preliminary review of this tower proposal has indicated that the facility will not interfere with the County's Communications System; however, as a further precaution, if this request is approved, conditions should be imposed to ensure that the tower is designed, constructed and maintained so as not to interfere with the Chesterfield County Communications System (Condition 3). In addition, once the tower is in operation, if interference occurs, the owner/developer should be required to correct any problems. (Condition 4)

### COUNTY AIRPORT

A preliminary review of this tower proposal has indicated that, given the approximate location and elevation of the proposed installation, it appears the tower will not adversely affect the Chesterfield County Airport.

### LAND USE

#### Comprehensive Plan:

Lies within the boundaries of the Northern Area Land Use and Transportation Plan which suggests the property is appropriate for light industrial use.

The Public Facilities Plan, an element of the Comprehensive Plan, suggests that communications towers should be located so as to minimize impacts on existing and future areas of development and to minimize locations adjacent to planned or existing residential development. Further, the Public Facilities Plan provides that communications towers should be located and designed to be compatible with the character of the area.

#### Area Development Trends:

Surrounding properties are zoned General Commercial (C-5) and Light Industrial (I-1) with Conditional Use Planned Development, and are occupied by fraternal, commercial, office and industrial uses. It is anticipated that this mix of uses will continue in the area, as recommended by the Comprehensive Plan.

### Site Design:

The proposed tower is planned to be located at the western terminus of Trade Road, on property currently occupied by the Manchester Moose Lodge. Access to the tower site would be provided via the Manchester Moose Lodge driveway and parking facility off of Trade Road. Consistent with past actions on similar facilities, the base of the tower should be secured with a fence to discourage trespassing. (Condition 2)

As previously noted, the applicant proposes to erect a 199 foot communications tower. The General Business (C-5) District allows towers by right, up to a height of 150 feet. In order to exceed the 150 foot limit a Variance must be requested and received from the Board of Zoning Appeals. The applicant has indicated intentions to seek such exception.

Currently, the request property lies within a Post Development Area. The purpose of Post Development Area standards is to provide flexible design criteria in areas that have already experienced development and ensure continuity of development. Redevelopment of this site or new construction must conform to the requirements of the Zoning Ordinance, which address access, parking, landscaping, architectural treatment, setbacks, signs, buffers, utilities and screening of dumpsters and loading areas except as may be amended by this case.

So as to minimize the visual impact of the tower, the recommended condition would require the tower to be gray or another neutral color, no lighting of the tower and that the tower be a monopole structure. (Condition 5)

In addition, consistent with past actions on similar facilities, the tower should be removed at such time that it ceases to be used for communications purposes, to ensure that the tower does not become a maintenance problem or an eyesore. (Condition 6)

### CONCLUSIONS

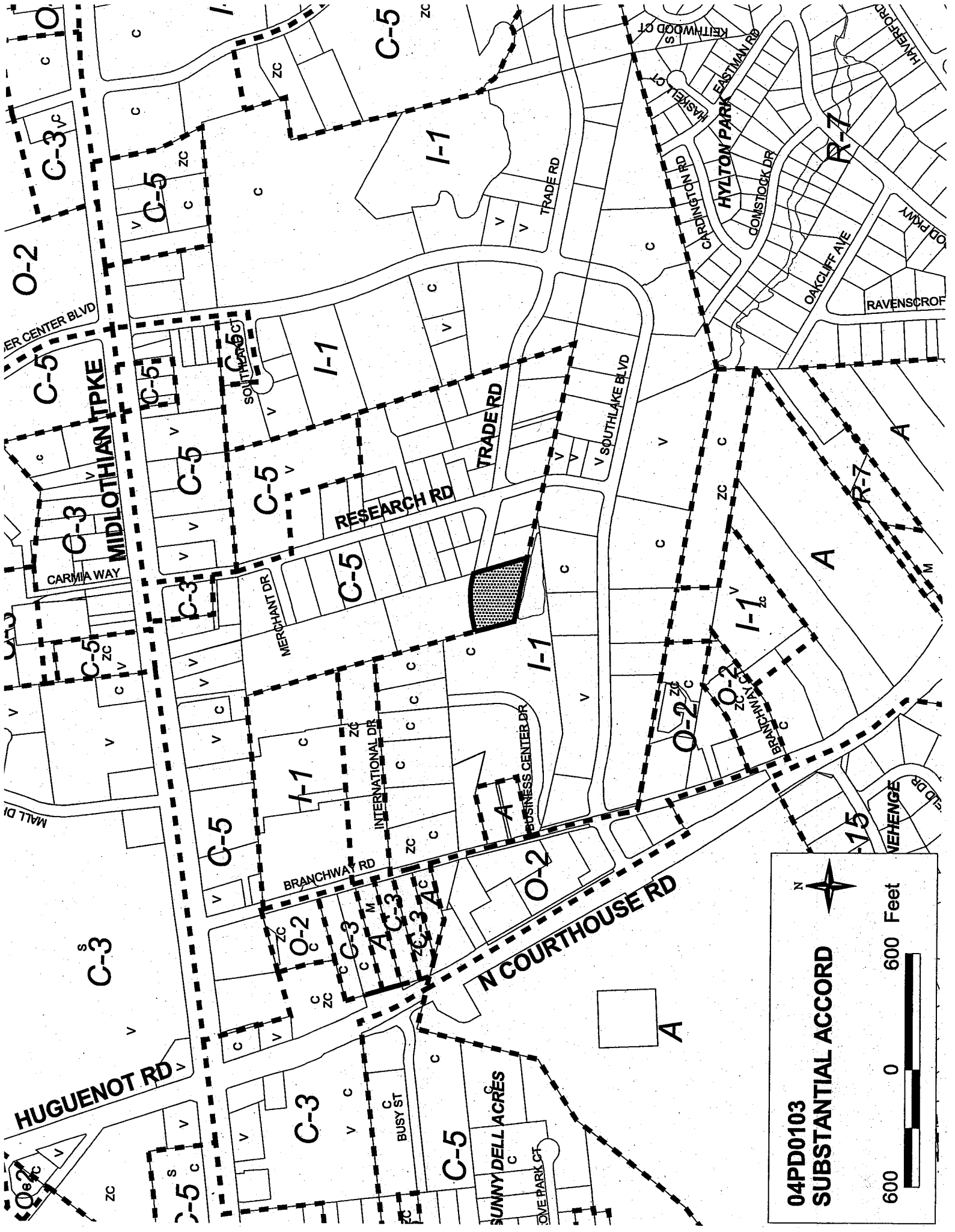
The proposed communications tower in the requested location satisfies the criteria of location, character and extent as specified in the Code of Virginia.

Specifically, the request is in compliance with the Public Facilities Plan and with the Guidelines for Review of Substantial Accord Determination and/or Zoning Approval for Communications Tower Locations. Specifically, the Plan and "Guidelines" encourage locating such facilities so as to minimize impacts on existing and future area development. In addition, the Plan encourages locating such facilities in industrial or remote areas, so as to minimize impacts on existing and future area development. The "Guidelines" also suggests towers should be located away from existing or planned areas of residential, recreational or similar types of development.

In addition, the proposed tower site is in compliance with the "Guidelines" because the tower site location and/or surrounding land uses mitigate the impact of the tower on high visibility areas, such as along major traffic corridors or near the intersections of major roads. View of the proposed tower

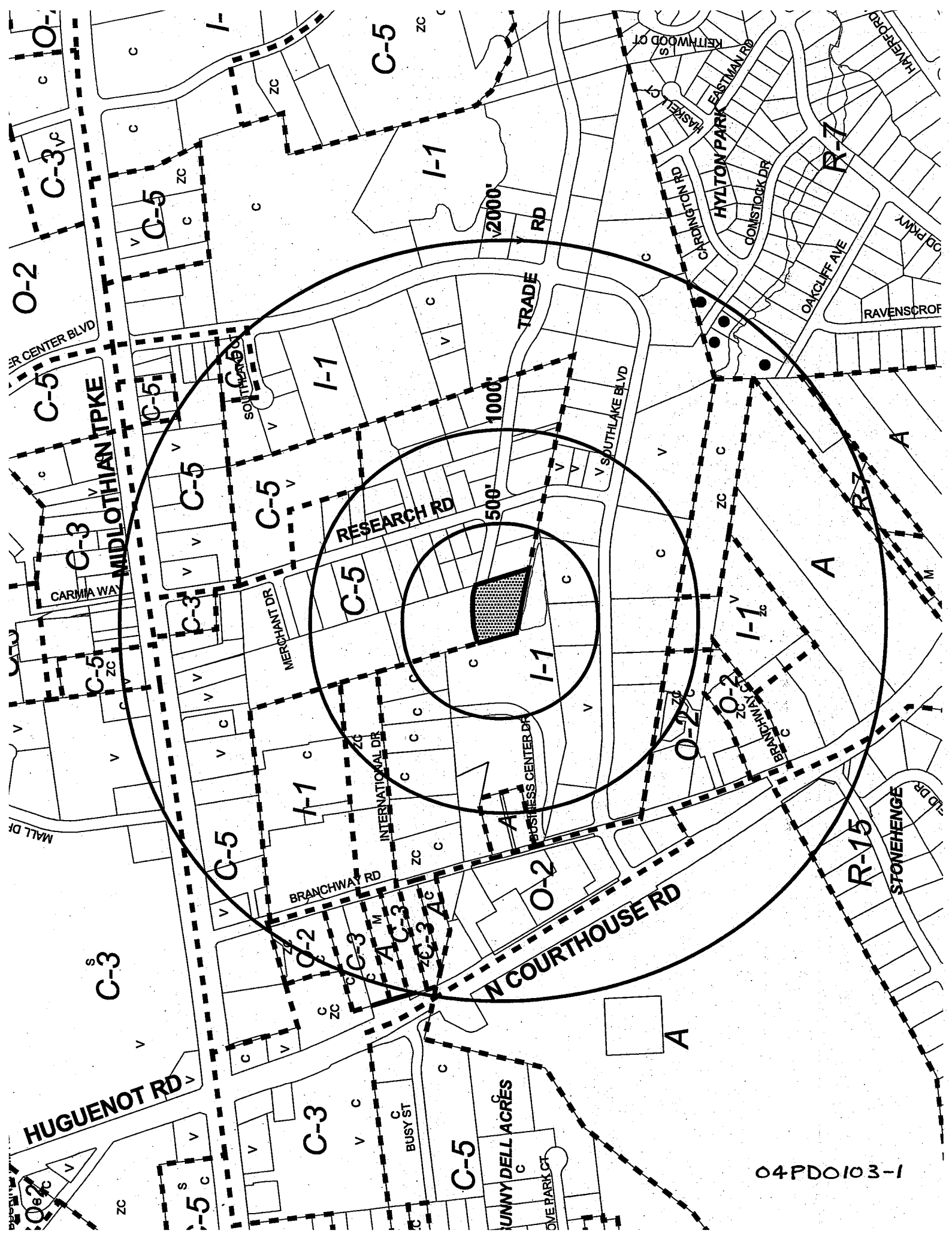
would be minimized to persons traveling along Courthouse Road and Midlothian Turnpike by existing area development of intermediate commercial and industrial uses.

Given these considerations, the Director of Planning finds the proposal to be in substantial accord with the provisions of the adopted Comprehensive Plan.



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SUBSTANTIAL ACCORD

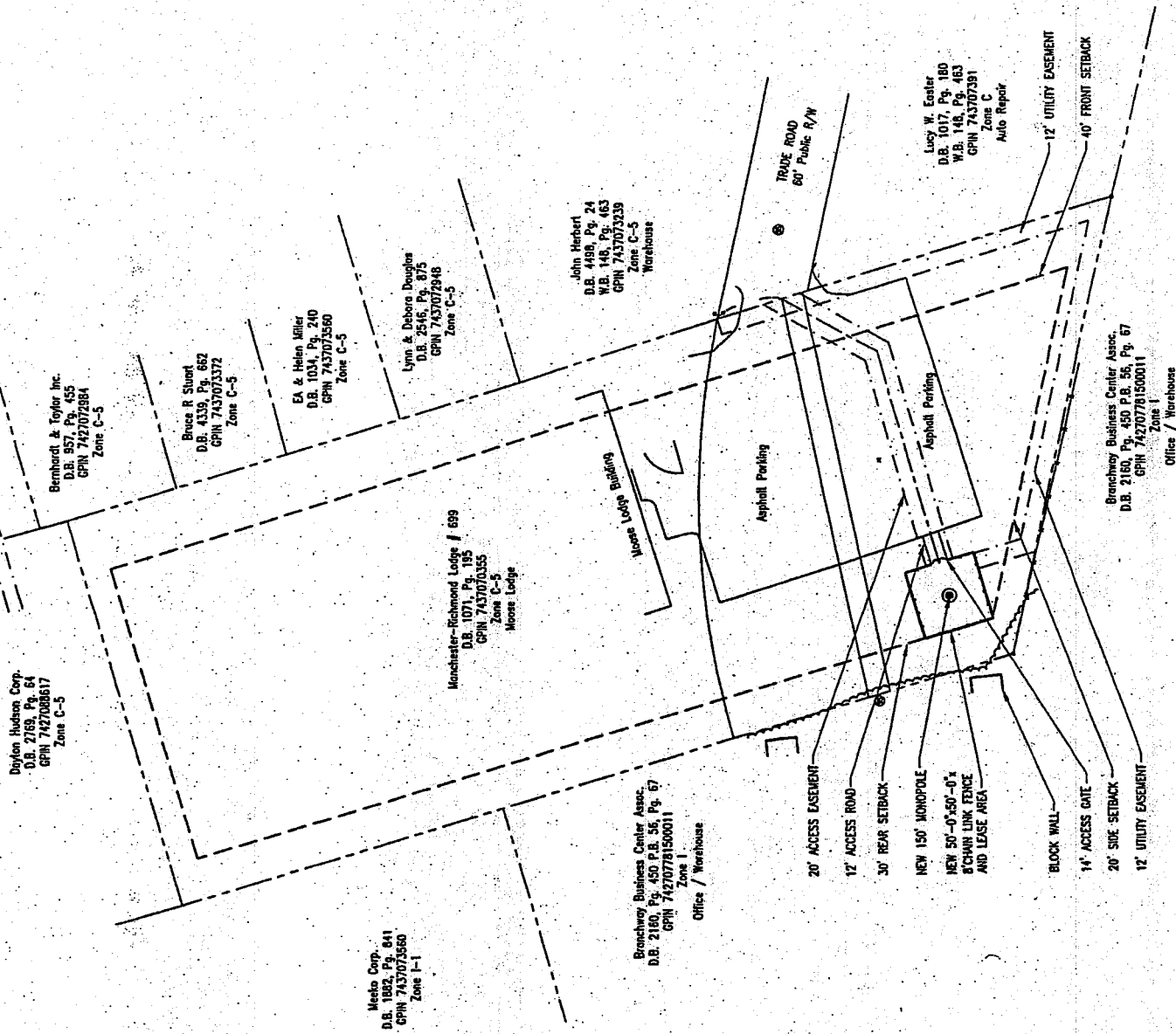




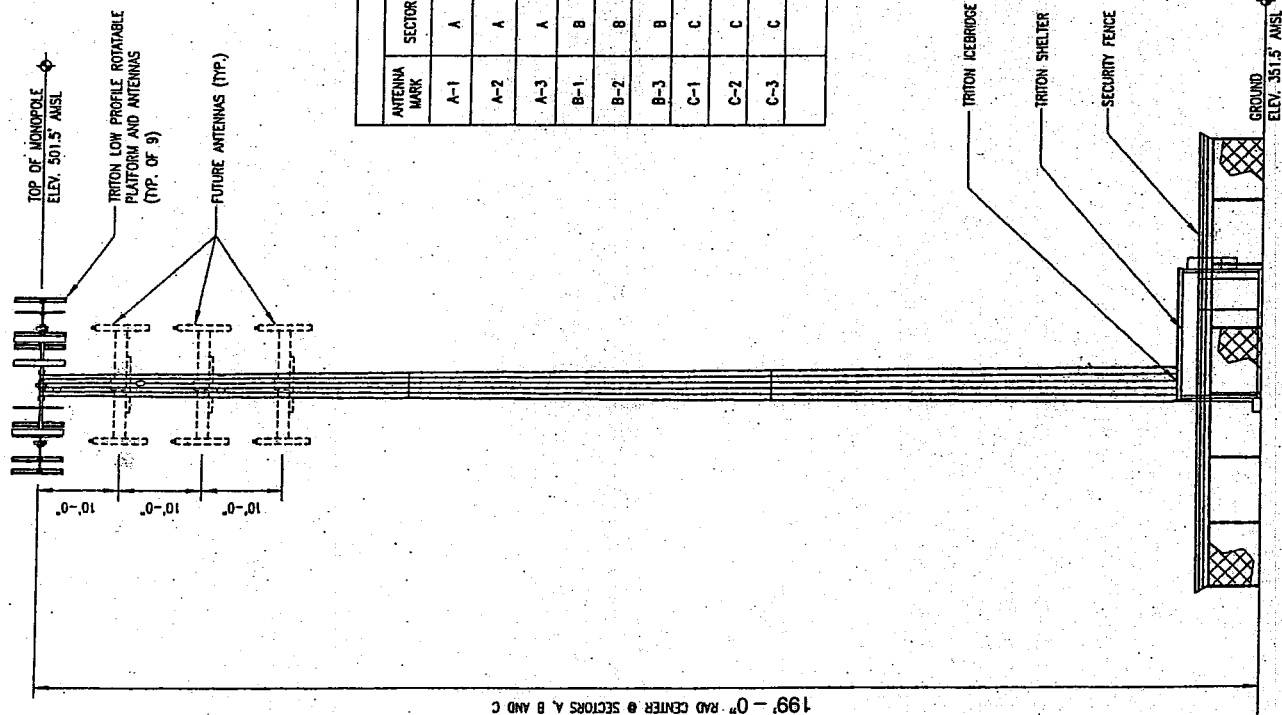


# LEGEND

X	EXISTING CHAIN LINK FENCE
---	PROPERTY LINE
---	LEASE AREA
---	OHT/OHP
---	OVERHEAD TELEPHONE/ OVERHEAD POWER
---	UNDERGROUND UTILITY LINES
---	ACCESS/UTILITY EASEMENT



04PDO103-2



ANTENNA AND COAXIAL CABLE SCHEDULE											
ANTENNA MARK	SECTOR	ANTENNA	AZIMUTH	RAD CENTER	COAXIAL CABLE LENGTH	COAXIAL CABLE	MINIMUM BENDING RADIUS	TMA TYPE	COLOR CODE	TRX ANTENNA CONFIGURATION	MECHANICAL DOWNTILT
A-1	A	948F8572E-M	60°	150'	170'	1 5/8" Ø	20"	N/A	G	RX 1	Z
A-2	A	948F8572E-M	60°	150'	170'	1 5/8" Ø	20"	N/A	GG	TX 1	Z
A-3	A	948F8572E-M	60°	150'	170'	1 5/8" Ø	20"	N/A	GGG	RX 2	Z
B-1	B	948F8572E-M	180°	150'	170'	1 5/8" Ø	20"	N/A	B	RX 1	Z
B-2	B	948F8572E-M	180°	150'	170'	1 5/8" Ø	20"	N/A	BB	TX 1	Z
B-3	B	948F8572E-M	180°	150'	170'	1 5/8" Ø	20"	N/A	BBB	RX 2	Z
C-1	C	948F8572E-M	300°	150'	170'	1 5/8" Ø	20"	N/A	W	RX 1	Z
C-2	C	948F8572E-M	300°	150'	170'	1 5/8" Ø	20"	N/A	WW	TX 1	Z
C-3	C	948F8572E-M	300°	150'	170'	1 5/8" Ø	20"	N/A	WWW	RX 2	Z
				TOTAL LENGTH	1530'						